011.A	0001	0509.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	224,900 /	224,900
USE VALUE:	224,900 /	224,900
ASSESSED:	224,900 /	224,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

OWNERSHIP

Unit #: 509

Owner 1:	BRENTWOOD REALTY PARTNERS LLC
Owner 2:	
Owner 3:	
Street 1:	60 PLEASANT ST #G12
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CARR DAVID W/EXECUTOR -
Owner 2:	ESTATE OF DAVID P WILFERT -
Street 1:	4 NEWMAN WAY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 477 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 1 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	224,900			224,900
Total Card	0.000	224,900			224,900
Total Parcel	0.000	224,900			224,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 471.49 | /Parcel: 471.4

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
149574			10/11/17

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 011.A-0001-0509.0

!1140!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	218,900	0	.		218,900	218,900	Year End Roll	12/18/2019
2019	102	FV	185,800	0	.		185,800	185,800	Year End Roll	1/3/2019
2018	102	FV	155,500	0	.		155,500	155,500	Year End Roll	12/20/2017
2017	102	FV	145,400	0	.		145,400	145,400	Year End Roll	1/3/2017
2016	102	FV	145,400	0	.		145,400	145,400	Year End	1/4/2016
2015	102	FV	132,000	0	.		132,000	132,000	Year End Roll	12/11/2014
2014	102	FV	116,300	0	.		116,300	116,300	Year End Roll	12/16/2013
2013	102	FV	116,300	0	.		116,300	116,300		12/13/2012

PRINT

Date	Time
12/10/20	16:48:41

LAST REV

Date	Time
04/26/18	11:41:58

mmcmakin

TAX DISTRICT | PAT ACCT. 1140

USER DEFINED

Prior Id # 1:	149574
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX	61727-307		5/2/2013	Mult Lots	12,465,000	No	No		
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots	99	No	No		
CITICORP MORTGA	21683-277		1/15/1992		38,000	No	No		L

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6031																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

EXTERIOR INFORMATION

Type:	7 - Condo Garden
Sty Ht:	5 - 5 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	2 - Steel
Prime Wall:	8 - Brick Veneer
Sec Wall:	%
Roof Struct:	4 - Flat
Roof Cover:	4 - Tar & Gravel
Color:	BRICK
View / Desir:	P - Poor

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1971	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	%		
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	S - Side
Total Units:	
Floor:	5 - 5th Floor
% Own:	0.903699994
Name:	16 - 6031

DEPRECIATION

Phys Cond:	AV - Average	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28.8	%

CALC SUMMARY

Basic $ / SQ:	320.00
Size Adj.:	1.75786161
Const Adj.:	0.75682443
Adj $ / SQ:	425.726
Other Features:	32667
Grade Factor:	1.00
NBHD Inf:	1.34000003
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	315889
Depreciation:	90976
Depreciated Total:	224913

COMMENTS

BK; 21513 PG; 454 CITICORP MORTGAGE INC,Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 1		BRs: 1			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	1	1	0
Totals			
1	1	1	

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	570.47
Special Features:	0	Val/Su Net:	471.49
Final Total:	224900	Val/Su SzAd	471.49

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	477	425.730	203,071
	Net Sketched Area:	477	Total:	203,071
Size Ad	477	Gross Are	477	FinArea 477

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 011.A-0001-0509.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	